

Title 12 – Zoning
Article 6 – Regulations for Specific Uses
Chapter 12-62 – Home Occupations

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12-62-010. Purpose.

The purpose of this Chapter is to establish use and development regulations for home occupations. These regulations are intended to ensure that limited business activities allowed in a residential zone do not disturb the residential character of a neighborhood.

12-62-020. Scope.

The requirements of this Chapter shall apply to any home occupation conducted within the City. Such requirements shall not be construed to prohibit or limit other applicable provisions of this Title, the Centerville City Code, or other laws.

12-62-030. Definitions.

Certain words and phrases in this Chapter, including uses, are defined in Chapter 12-12 of this Title.

12-62-040. Permitted Use.

(a) *Permitted Uses.* The uses set forth below shall be allowed as permitted home occupation uses in any agricultural or residential zone, subject to the development standards of Section 12-62-050 of this Chapter:

- (1) Family child care facility;
- (2) Medical service;
- (3) Personal care service;
- (4) Personal instruction service; and
- (5) Office, general.

(b) *Prohibited Uses.* The uses set forth below shall be prohibited as home occupation uses:

- (1) Kennel; and
- (2) Stable.

12-62-050. Development Standards - Permitted Use.

The development standards set forth in this section shall apply to any home occupation allowed as a permitted use.

(a) *Business License.* The issuance of a home occupation

permit shall not relieve a person from obtaining a City business license as may be provided in the Centerville City Code.

(b) *Employees.* A home occupation shall be operated only by persons who reside in a dwelling unit where the home occupation is conducted.

(c) *Fire Inspection.* Every facility used in a home occupation may be inspected by the Fire Department prior to initial use and shall meet Fire Department standards at all times.

(d) *Hours of Operation.* Family child daycare, family child residential certificate care facility, personal care, and personal instruction home occupations shall not be operated before 7 a.m. or after 9 p.m.

(e) *Inventory.* Products produced pursuant to the home occupation may be kept on the premises. No other stock in trade, inventory, commodities, or other merchandise shall be kept on the premises for storage, wholesale, or retail sales, except for incidental or sporadic use.

(f) *Modification of Structures.* There shall be no visible evidence from the exterior of a dwelling or structure that they are being used for any other purpose than that of a dwelling or accessory building.

(g) *Nuisance.* The home occupation shall not create a nuisance by reason of noise, dust, odor, vibration, fumes, smoke, electrical interference, or other causes.

(h) *Product Display.* There shall be no external display of products or merchandise.

(i) *Secondary Use.* A home occupation shall be conducted entirely indoors and shall be incidental and secondary to the primary use of a dwelling for residential purposes.

(1) A home occupation shall not disrupt the normal residential character of the neighborhood in which the residence is located.

(2) Not more than twenty percent (20%) of a dwelling unit shall be used for a home occupation.

(3) A home occupation shall not involve the use of any accessory building, yard space, or activity outside the main building not normally associated with residential use.

(j) *Signs.* See Chapter 12-54 of this Title.

(k) *Traffic, Parking, and Access.* No home occupation shall generate pedestrian, parking, or vehicular traffic in excess of that customarily associated with the zone where the home occupation is located.

(1) Drop-off or customer parking shall be located on paved portions of the lot or parcel in accordance with the requirements of Chapter 12-52 of this Title.

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(2) No additional customer parking spaces shall be created.

(l) *Yards.* Yards surrounding a dwelling and any accessory building shall not be used for any activities or storage of any materials or equipment associated with the home occupation.

12-62-060. Conditional Use Permit Required.

A use not listed in Section 12-62-040 of this Chapter may be established as a home occupation in an agricultural or residential zone subject to the issuance of a conditional use permit pursuant to the requirements of Section 12-21-100 of this Title and the development standards of Section 12-62-070 of this Chapter.

12-62-070. Development Standards - Conditional Use.

The development standards of Section 12-62-050 of this Chapter shall apply to any home occupation established as a conditional use unless expressly modified by a conditional use permit, except as provided in the following subsections:

(a) *Employees.* A home occupation shall have no employees other than persons who reside on the premises where the home occupation is conducted.

(b) *Neighborhood Disturbance.* A home occupation shall not alter the residential character of the premises or unreasonably disturb the peace and quiet of the neighborhood, including radio and television reception, by reason of color, construction, design, lighting, materials, noises, sounds, or vibrations, or excessive traffic.

(c) *Promotional Meetings.* Promotional meetings for the purpose of selling merchandise, taking orders, or training shall not be held more than one (1) time per month.

(d) *Utility Demand.* A home occupation shall not cause a demand for public utilities in excess of that necessarily and customarily provided for residential uses.